

SHEET 1 OF 7

ALL OF TENTATIVE PARCEL MAP NO. 2003-177
DATE OF SURVEY: JUNE 2016
1 NUMBERED PARCEL
AREA: 138,850 SQ. FT.; 3.188 ACRES

PARCEL MAP No. 2016-157

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOT 152 IN BLOCK 51 OF IRVINE'S SUBDIVISION, AS PER MAP RECORDED IN BOOK 1 PAGE 88 OF MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, TOGETHER WITH PORTIONS OF LOTS 104 TO 115 INCLUSIVE AND OF LOTS 120 AND 121 AND OF BIRCH STREET AND BAYVIEW DRIVE, AS SHOWN ON THE MAP OF TRACT NO. 706, RECORDED IN BOOK 21 PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEY DATE: JUNE 17th & 20th, 2016

JOHNSON-FRANK & ASSOCIATES, INC. ANTHONY C. CUOMO, P.L.S. 6042

ACCEPTED AND FILED AT THE
REQUEST OF THE
FIRST AMERICAN TITLE COMPANY

DATE March 13, 2018
TIME 11:47 AM FEE \$ 93.00
INSTRUMENT No. 2018000087958
BOOK 394 PAGES 37-43 P/M

HUGH NGUYEN
COUNTY CLERK-RECORDER
BY [Signature] DEPUTY

SUBDIVIDER'S CERTIFICATE:

I, THE UNDERSIGNED, BEING THE SUBDIVIDER OF THE LAND COVERED BY THIS MAP, THE RECORD OWNERS OF WHICH ARE LISTED HEREIN, DO HEREBY CERTIFY THAT SAID RECORD OWNERS CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: [Signature]
BY: RICHARD ANTON MORIARTY MORIARTY
TITLE: TRUSTEE

RECORD OWNER:

RICHARD ANTON MORIARTY, TRUSTEE OF THE RICHARD ANTON MORIARTY REVOCABLE TRUST DATED FEBRUARY 4, 2014

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
ON 09/14/2017 BEFORE ME, SHANE JOHNSON, A NOTARY PUBLIC,
PERSONALLY APPEARED RICHARD ANTON MORIARTY MORIARTY
8/11/2017

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

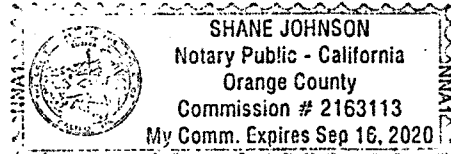
SIGNATURE: [Signature]

NAME OF NOTARY: SHANE JOHNSON

MY PRINCIPAL PLACE OF BUSINESS IS ORANGE COUNTY

MY COMMISSION EXPIRES 09/16/2020

MY COMMISSION NO. 2163113



EASEMENT HOLDERS OF RECORD

- 1 ROLAND H. GAP ET UX HOLDER OF A 30' EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS RESERVED PER BOOK 2273, PAGE 175, O.R., RECORDED JANUARY 11, 1952
- 2 ROLAND H. GAP ET UX, HOLDER OF A 30' EASEMENT FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES AS RESERVED PER BOOK 2273, PAGE 175, O.R., RECORDED JANUARY 11, 1952
- 3 THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION, HOLDER OF A 30' EASEMENT FOR ROAD AND UTILITY PURPOSES AS RESERVED PER BOOK 2207, PAGE 196, O.R., RECORDED JULY 23, 1951
- 4 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF A 6' EASEMENT FOR POLE LINES, OR CONDUITS, AND INCIDENTAL PURPOSES PER BOOK 3634, PAGE 434, RECORDED SEPTEMBER 5, 1956
- 5 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF A 10' EASEMENT FOR POLE LINES, OR CONDUITS, AND INCIDENTAL PURPOSES PER BOOK 3634, PAGE 434, RECORDED SEPTEMBER 5, 1956
- 6 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF A 10' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT No. 2007000410475, O.R., RECORDED JUNE 28, 2007
- 7 SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF A 30' EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INSTRUMENT No. 2007000410475, O.R. RECORDED JUNE 28, 2007
- 8 RICHARD A. MORIARTY, A SINGLE MAN, HOLDER OF A 16' EASEMENT FOR INGRESS AND EGRESS PURPOSES PER INSTRUMENT No. 19980083721, O.R., RECORDED FEBRUARY 13, 1998
- 9 TITLE GUARANTEE AND TRUST COMPANY, A CORPORATION, HOLDER OF EASEMENTS FOR STREETS, ALLEYS, PIPELINES, ELECTRIC POWER, LIGHT AND TELEPHONE LINES, AND ELECTRIC RAILWAY PURPOSES PER THE MAP OF TRACT No. 706 - HARBOR VIEW ADDITION TO SANTA ANA HEIGHTS - RECORDED IN BOOK 25, PAGE 21, OF MISCELLANEOUS MAPS

SEE SHEET 6 & 7 FOR ADDITIONAL
DATA PERTAINING TO EASEMENTS OF RECORD

BLANKET EASEMENTS

THE FOLLOWING EASEMENTS HAVE NOT BEEN PLOTTED HEREON AS THEY ARE BLANKET IN NATURE:

- ✓ A PERPETUAL AVIGATION EASEMENT PER BOOK 6965, PAGE 721, O.R., RECORDED MARCH 17, 1964
- ✓ AN EASEMENT FOR THE OPERATION OF AIRCRAFT PER INSTRUMENT No. 20020412588, O.R., RECORDED MAY 16, 2002
- ✓ EASEMENTS FOR ELECTRIC LIGHT, POWER, AND TELEPHONE LINES AS RESERVED IN THE SECOND RESERVATION PER THAT DOCUMENT RECORDED IN BOOK 1229, PAGE 238, O.R., RECORDED JANUARY 5, 1944.
- ✓ EASEMENTS FOR PIPE LINES AND DITCHES AS RESERVED IN THE THIRD RESERVATION PER THAT DOCUMENT RECORDED IN BOOK 1229, PAGE 238, O.R., RECORDED JANUARY 5, 1944.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS MAP IS TO CONSOLIDATE SEVERAL UNDERLYING PARCELS OF LAND INTO A SINGLE PARCEL.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF RICHARD ANTON MORIARTY, IN JUNE OF 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY

Anthony C. Cuomo
ANTHONY C. CUOMO, P.L.S. 6042

2017/06/14



COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL THE MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT.

DATED THIS 22ND DAY OF FEBRUARY 2018

KEVIN R. HILLS, COUNTY SURVEYOR L.S. 6617

BY: [Signature]
BY: LILY M. NUNEZ SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP, IF REQUIRED, AS FILED WITH, AMENDED, AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH. THIS STATEMENT WILL BE EFFECTIVE ON THE DATE UPON WHICH THE COUNTY OF ORANGE APPROVES THE MAP AS TECHNICALLY CORRECT.

DATED THIS 11TH DAY OF JANUARY 2018

BY: [Signature]
BY: MARK K. VUKOJEVIC
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER
CITY OF NEWPORT BEACH
R.C.E. #61527 EXPIRES 6/30/2017 2019



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

AND DO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 16TH DAY OF FEBRUARY 2018

SHARI L. FREIDENRICH
COUNTY TREASURER-TAX COLLECTOR

BY: [Signature]
TREASURER-TAX COLLECTOR

IMPROVEMENT CERTIFICATE:

PURSUANT TO THE PROVISIONS OF SECTION 66411.1 OF THE SUBDIVISION MAP ACT, NOTICE IS HEREBY GIVEN THAT THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED:

- OVERHEAD UTILITIES SERVING THE SITE SHALL BE UNDERGROUNDED TO THE NEAREST APPROPRIATE POLE.
- ALL EXISTING DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE RETROFITTED TO COMPLY WITH THE CITY'S ON-SITE NON-STORM RUNOFF RETENTION REQUIREMENTS.
- TWO-CAR PARKING, INCLUDING ONE ENCLOSED GARAGE SPACE, SHALL BE PROVIDED ON SITE FOR EACH DWELLING UNIT
- THE APPLICANT SHALL COMPLETE ROADWORK IMPROVEMENTS ON THE INGRESS/EGRESS AND UTILITIES EASEMENT TO THE SUBJECT PROPERTY TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO RECORDATION OF THE PARCEL MAP. THE REQUIRED IMPROVEMENTS SHALL INCLUDE THE CONSTRUCTION OF A 20-FOOT WIDE, PAVED DRIVEWAY WITH DRAINAGE IMPROVEMENTS INCLUDING A BOTTOMLESS TRENCH DRAIN AT THE END OF THE DRIVEWAY.

SHEET INDEX

SHEET 2:

MAIN BOUNDARY PROCEDURE, MONUMENT NOTES, RECORD REFERENCES, DATUM STATEMENT, BASIS OF BEARINGS, POSITIONAL PRECISIONS, AND RE-ESTABLISHMENT NOTES.

SHEET 3:

BOUNDARY DETAILS AND SURVEYOR'S NOTE.

SHEET 4:

BOUNDARY DETAILS, SURVEYOR'S NOTE. AND BEST-FIT RE-ESTABLISHMENT OF MESA DRIVE NOTE.

SHEET 5:

BOUNDARY DETAILS AND MONUMENT DESCRIPTIONS.

SHEETS 6 & 7:

RE-ESTABLISHMENT NOTES AND DETAILS FOR PUBLIC UTILITY EASEMENTS AND BAYVIEW DRIVE PER TRACT No. 706

394

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SHEET 2 OF 7
ALL OF TENTATIVE PARCEL MAP NO. 2003-177
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1 NUMBERED PARCEL
AREA: 138,850 SQ. FT.; 3.188 ACRES

PARCEL MAP No. 2016-157

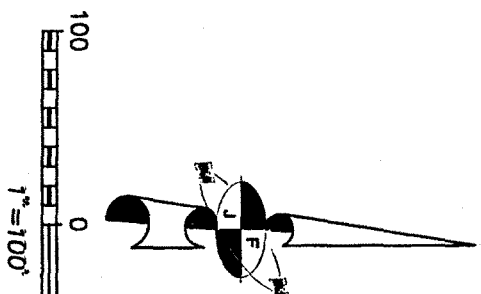
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
SURVEY DATE: JUNE 17th & 20th, 2016
JOHNSON-FRAWK & ASSOCIATES, INC. ANTHONY C. CUOMO, P.L.S. 6042

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SEARCHED, FOUND NOTHING, SET 2 INCH IRON PIPE FLUSH, WITH TAG STAMPED "S" 6042, UNLESS OTHERWISE NOTED
- INDICATES CONTINUOUS GLOBAL POSITIONING SYSTEM NETWORK STATIONS AS NOTED ABOVE
- INDICATES MONUMENT NUMBER - SEE SHEET 5 FOR MONUMENT DESCRIPTIONS
- INDICATES SEARCHED, FOUND NOTHING, SET NOTHING

RECORD REFERENCES

- (R1) R.S. 2013-1134 R.S.B. 273/36-44
(R2) P.M.B. 9/17
(R3) O.R. 2207/196
(R4) O.R. 2273/175
(R5) O.R. 3143/49
(R6) O.R. 3223/70
(R7) R.S. 93-1028 R.S.B. 146/2-7
(R8) O.R. 2207/200
(R9) R.S. 97-1078 R.S.B. 172/27
(R10) O.R. 3090/289
(R11) INST. No. 87-716008, O.R.
(R12) O.R. 11997-22
(R13) INST. No. 199803721, O.R.
(R14) O.R. 5714/1
(R15) O.R. 2007000410475, O.R.
(R16) R.S. 88-1081 R.S.B. 121/37



DATUM STATEMENT:

COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) NORTH AMERICAN DATUM OF 1983, ZONE 10N, 2007.00 EPOCH, O.C.S. G.P.S. ADJUSTMENT. UNLESS NOTED OTHERWISE, DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY BY THE AVERAGE PROJECT SPECIFIC COMBINATION FACTOR OF 0.99997300

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE BEARING BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEM NETWORK STATIONS "TRAK" AND "FVPK", SAID BEARING BEING N67°44'54"W.

TRAK = N. 271991.67° E. 6088762.07'

LAT = 33°37'04.55273" N. LONG = 117°48'12.31553" W.

FVPK = N. 2188768.54' E. 6048757.12'

LAT = 33°39'44.36284" N. LONG = 117°56'08.52063" W.

POSITIONAL PRECISIONS

STATION COORDINATE STANDARD DEVIATIONS OF THE POSITIONS FOR THE MONUMENTS LOCATED DURING THIS SURVEY ARE AS FOLLOWS:

AVERAGE STD. DEV. OF THE NORTHINGS = 0.006'

AVERAGE STD. DEV. OF THE EASTINGS = 0.006'

MAXIMUM STD. DEV. OF THE NORTHINGS = 0.07'

MAXIMUM STD. DEV. OF THE EASTINGS = 0.07'

RE-ESTABLISHMENT NOTES

"A" BOOK 2207/196, OFFICIAL RECORDS, HAS BEEN RE-ESTABLISHED HEREON BY HOLDING THE RECORD ANGLE RELATIONSHIPS AND DISTANCES PER SAID DOCUMENT, AND BY ALIGNING THE BASIS OF BEARINGS FOR THE RESULTANT CLOSED FIGURE ALONG THE CENTERLINE OF MESA DRIVE AT THE POINT OF BEGINNING OF THAT DESCRIPTION, SAID BEING THE CENTERLINE INTERSECTION OF MESA DRIVE WITH CYPRESS STREET.

"B" IN ESTABLISHING THE CONFIGURATION DESCRIBED IN SAID DOCUMENT BY HOLDING A STRICT AND LITERAL INTERPRETATION OF THE DEED CALLS, THIS SURVEY FINDS DISCREPANCIES IN THE POSITIONS FOR MONUMENTS 1512, 1519, 1521, 1601, 1602, 1603, & 1604. THESE DISCREPANCIES ARE NOTED HEREON ON SHEET 5 OF 7, IN THE "MONUMENT DESCRIPTIONS" NOTES.

"C" NORTHWESTERLY LINE OF BOOK 2207/200, OFFICIAL RECORDS, RE-ESTABLISHED HEREON BY HOLDING THE RECORD DISTANCE OF 5.29' ALONG THE SOUTHERLY LINE OF O.R. 2207/196 TO RE-ESTABLISH THE SOUTHERLY TERMINUS OF SAID LINE, AND THE ANGULAR RELATIONSHIP PER SAID DEED.

"D" INDICATES THAT NO SEARCH WAS MADE FOR MONUMENTS AT THESE LOCATIONS. MONUMENT SEARCHES OCCURRED AT ALL OTHER LOCATIONS.

"E" SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN BOOK 2273/175, OFFICIAL RECORDS WAS RE-ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 250.06' ALONG THE NORTHWESTERLY LINE OF O.R. 2207/200 TO RE-ESTABLISH THE SOUTHWESTERLY TERMINUS THEREOF, AND THE DIRECTION AS BEING PARALLEL WITH THE CENTERLINE OF MESA DRIVE. THE NORTHWESTERLY TERMINUS OF SAID LINE IS RE-ESTABLISHED BY INTERSECTION WITH THE WESTERLY LINE OF O.R. 2207/196.

"F" NORTHWESTERLY LINE OF BOOK 3223/70, OFFICIAL RECORDS, RE-ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 175.00' PER SAID DEED ALONG THE SOUTHERLY LINE OF O.R. 2207/196 TO RE-ESTABLISH THE SOUTHWESTERLY TERMINUS THEREOF, AND HOLDING THE RECORD ANGULAR RELATIONSHIP PER O.R. 3090/289 FOR DIRECTION. THE SOUTHERLY TERMINUS OF SAID LINE IS RE-ESTABLISHED BY INTERSECTION WITH THE SOUTHWESTERLY LINE OF O.R. 2273/175.

"G" SOUTHEASTERLY LINE OF BOOK 11997/22, OFFICIAL RECORDS, RE-ESTABLISHED HEREON BY HOLDING RECORD ANGLE RELATIONSHIPS AND DISTANCES PER SAID DOCUMENT FROM THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN O.R. 3090/289 & O.R. 3143/49, RUNNING SOUTHERLY TO THE INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF O.R. 2207/196.

"H" PORTION OF SOUTHEASTERLY LINE OF BOOK 11997/22, OFFICIAL RECORDS, RE-ESTABLISHED HEREON BY RE-ESTABLISHING THE SOUTHWESTERLY TERMINUS 51.00 FEET SOUTHEASTERLY ALONG THE 800-FOOT RADIUS CURVE FROM THE NORTHWESTERLY TERMINUS THEREOF.

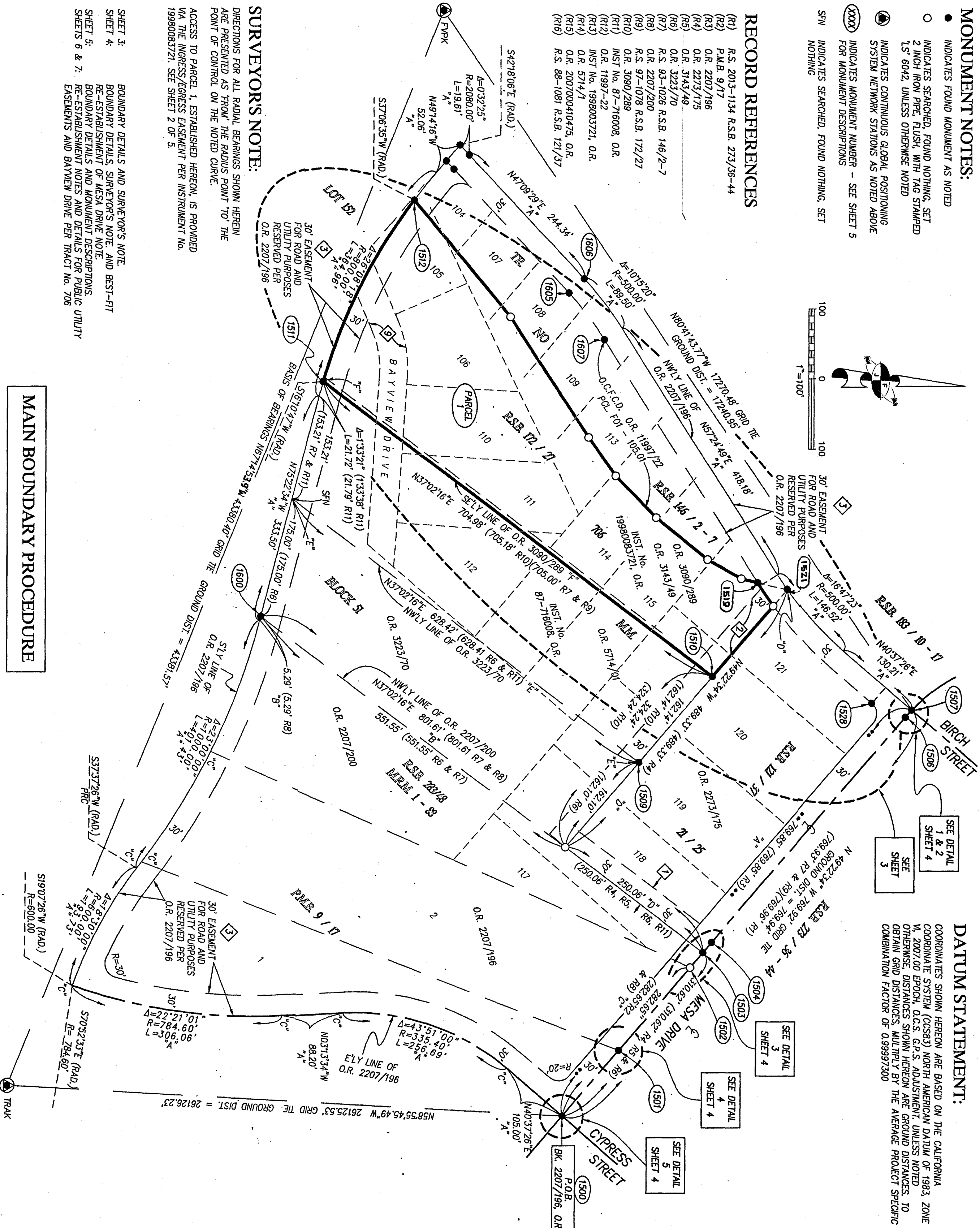
SURVEYOR'S NOTE:

DIRECTIONS FOR ALL RADIAL BEARINGS SHOWN HEREON ARE PRESENTED AS "FROM" THE RADIUS POINT "TO" THE POINT OF CONTROL ON THE NOTED CURVE.

ACCESS TO PARCEL 1, ESTABLISHED HEREON, IS PROVIDED VIA THE INGRESS/EGRESS EASEMENT PER INSTRUMENT NO. 19980083721. SEE SHEET 2 OF 5.

- SHEET 3: BOUNDARY DETAILS AND SURVEYOR'S NOTE.
SHEET 4: BOUNDARY DETAILS, SURVEYOR'S NOTE, AND BEST-FIT RE-ESTABLISHMENT OF MESA DRIVE NOTE.
SHEET 5: BOUNDARY DETAILS AND MONUMENT DESCRIPTIONS.
SHEETS 6 & 7: RE-ESTABLISHMENT NOTES AND DETAILS FOR PUBLIC UTILITY EASEMENTS AND BAYVIEW DRIVE PER TRACT NO. 706

MAIN BOUNDARY PROCEDURE



SHEET 3 OF 7

ALL OF TENTATIVE PARCEL MAP NO. 2003-177
DATE OF SURVEY: JUNE 2016
1 NUMBERED PARCEL
AREA: 138,850 SQ. FT.; 3.188 ACRES

PARCEL MAP No. 2016-157

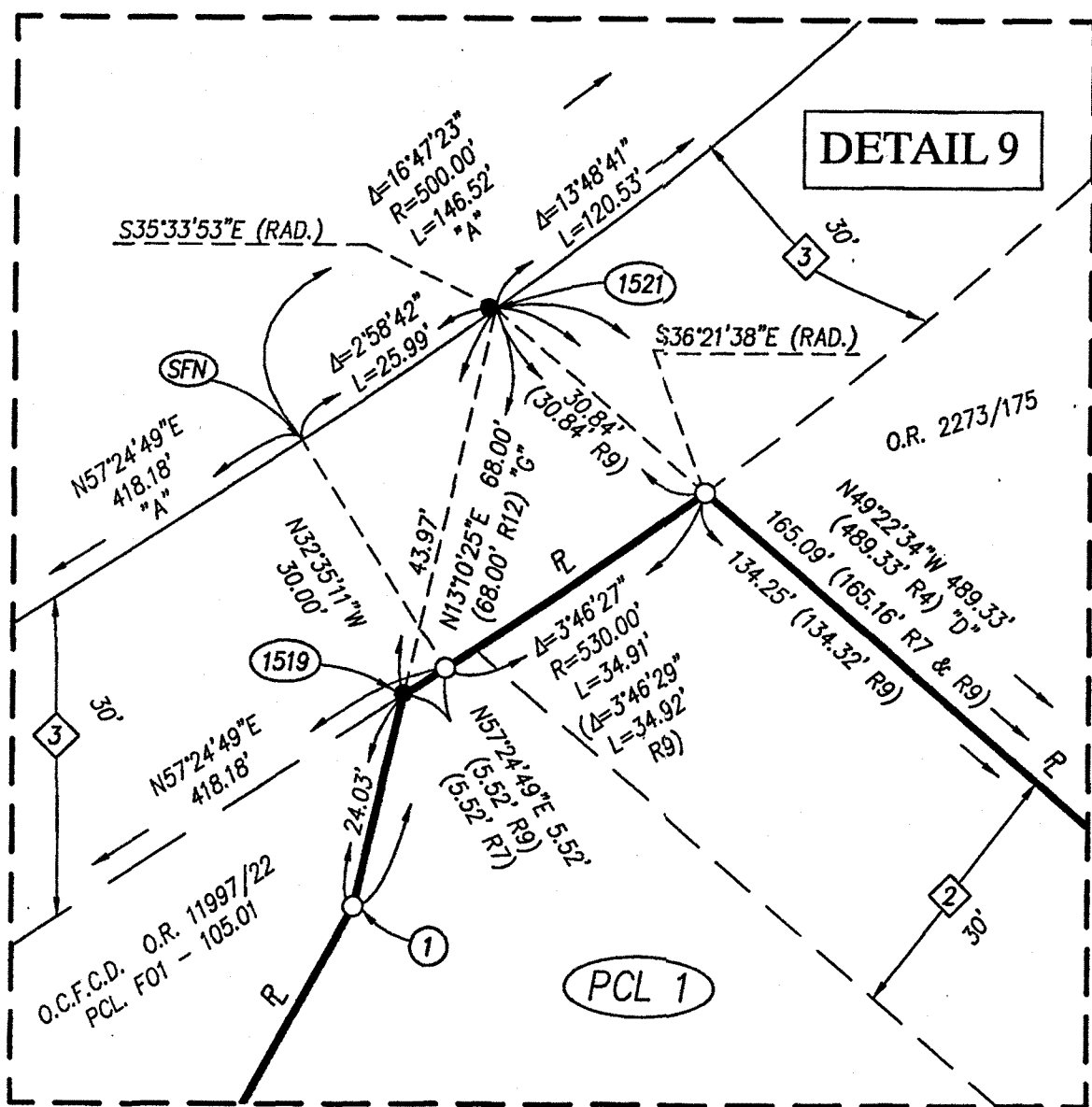
IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

SURVEY DATE: JUNE 17th & 20th, 2016

JOHNSON-FRANK & ASSOCIATES, INC. ANTHONY C. CUOMO, P.L.S. 6042

SURVEYOR'S NOTE REGARDING THE RE-ESTABLISHMENT OF THE 16' WIDE EASEMENT FOR INGRESS & EGRESS PER INSTRUMENT No. 19980083721, O.R.:

THE LOCATION OF THIS EASEMENT IS ESTABLISHED AS PARCEL 2 OF THE ABOVE NOTED INSTRUMENT. PER THE WRITING OF THAT CONVEYANCE, NO LANGUAGE OCCURS IN SAID INSTRUMENT THAT ACCOMMODATES FOR THE LENGTHENING OR SHORTENING OF THE SIDELINES OF THE EASEMENT TO TERMINATE PROPERLY IN THE ADJOINING LINES AT THE POINTS OF BEGINNING AND TERMINUS. BASED ON THE DOCTRINE OF PRACTICAL APPLICATION, WHICH WOULD ALLOW FOR A USABLE, WORKABLE, USEFUL AND SENSIBLE SOLUTION TO THE LOCATION OF THE SIDELINES LINES IN QUESTION, SAID SIDELINES HAVE BEEN SO LENGTHENED AND SHORTENED TO TERMINATE IN SAID ADJOINING LINES. PLEASE NOTE THAT A COURT OF LAW MAY ARRIVE AT A DIFFERENT CONCLUSION BASED STRICTLY ON A FUNDAMENTAL INTERPRETATION OF SAID INSTRUMENT.



SHEET INDEX

- SHEET 2: MAIN BOUNDARY PROCEDURE, MONUMENT NOTES, RECORD REFERENCES, DATUM STATEMENT, BASIS OF BEARINGS, POSITIONAL PRECISIONS, AND RE-ESTABLISHMENT NOTES.
SHEET 4: BOUNDARY DETAILS, SURVEYOR'S NOTE, AND BEST-FIT RE-ESTABLISHMENT OF MESA DRIVE NOTE.
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PARCEL 1
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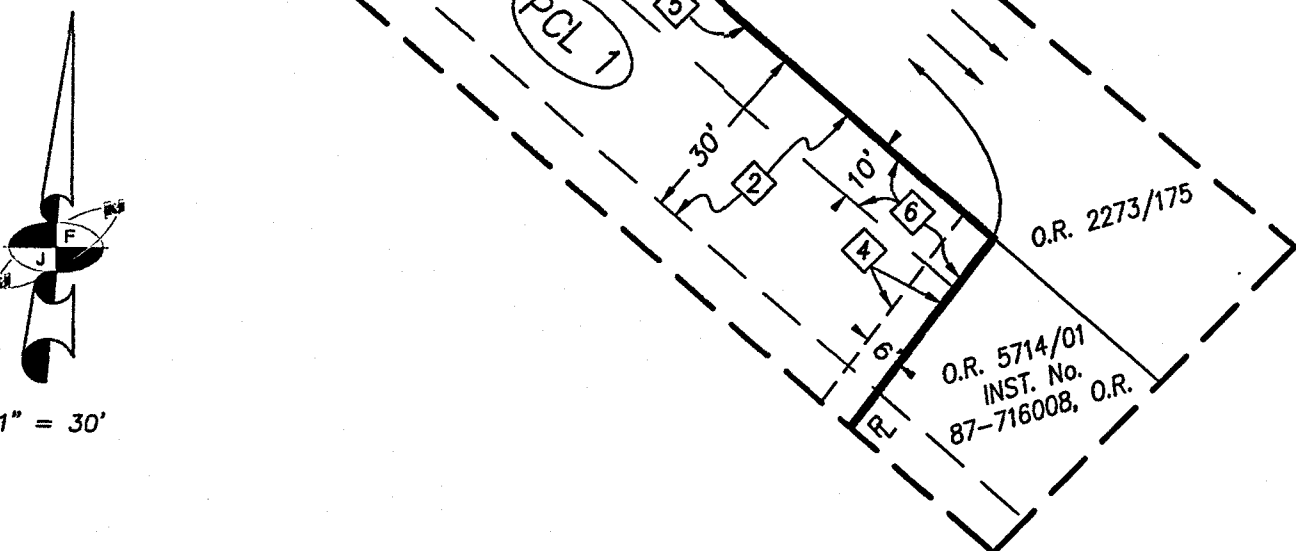
① SEARCHED FOUND REMAINS OF OLD LATH AND 1X2 HUB IN VICINITY, BUT DID NOT FIND PERMANENT AND DURABLE MONUMENTATION. SET MONUMENTS AS NOTED ON SHEET 2.

16' WIDE EASEMENT PER INST. No. 19980083721, O.R. (SEE SURVEYOR'S NOTE, ABOVE)
L1 N49°22'34"W 71.28' (71.28' R13)
L2 N68°38'45"W 38.02' (38.02' R13)
L3 N86°05'45"W 36.24' (36.24' R13)
L4 N75°33'09"E 38.11' (38.11' R13)

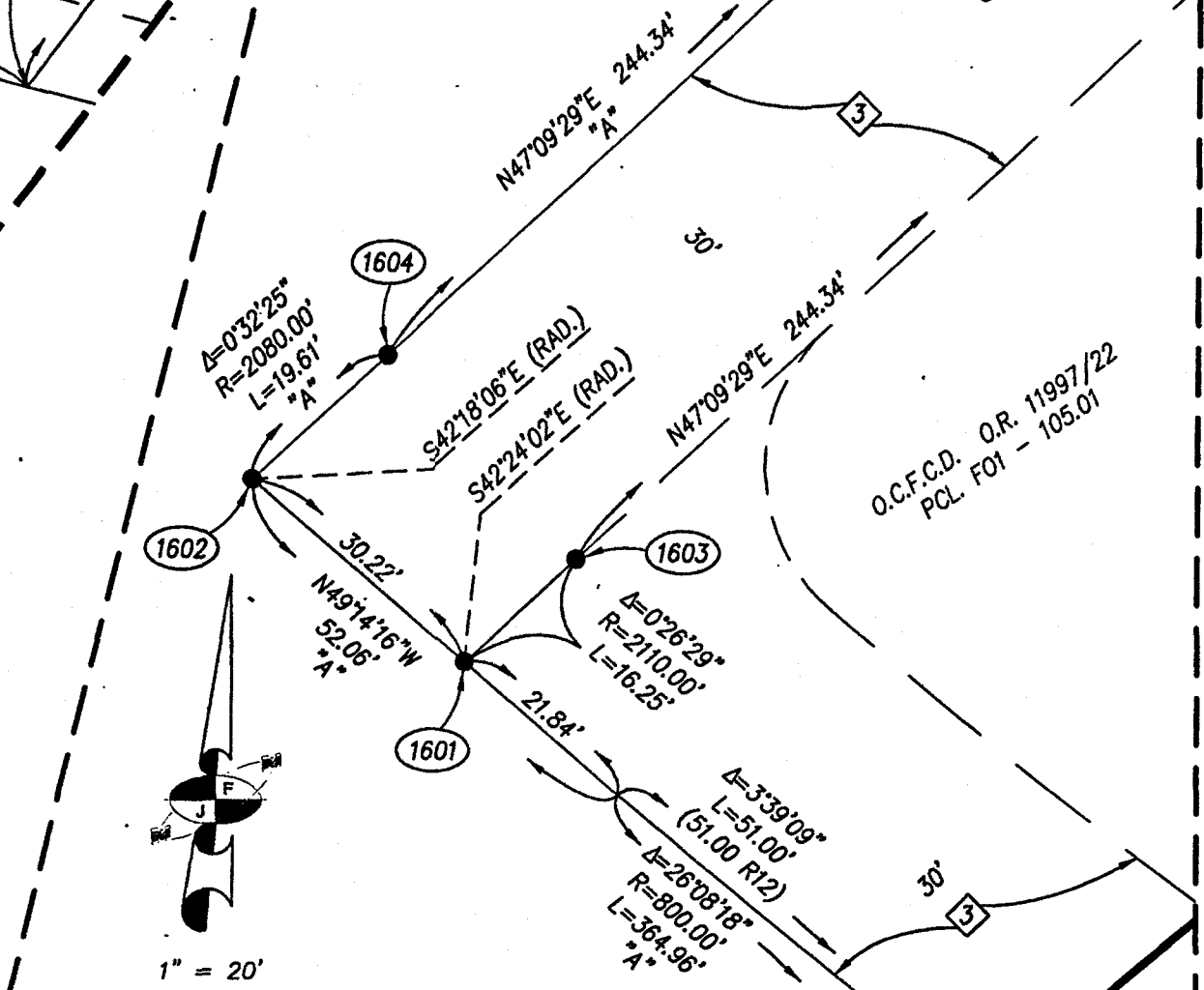
SURVEYOR'S NOTE:
DIRECTIONS FOR ALL RADIAL BEARINGS SHOWN HEREIN ARE PRESENTED AS 'FROM' THE RADIUS POINT 'TO' THE POINT OF CONTROL ON THE NOTED CURVE.

ACCESS TO PARCEL 1, ESTABLISHED HEREON, IS PROVIDED VIA THE INGRESS/EGRESS EASEMENT PER INSTRUMENT No. 19980083721. SEE NOTE, ABOVE.

DETAIL 11



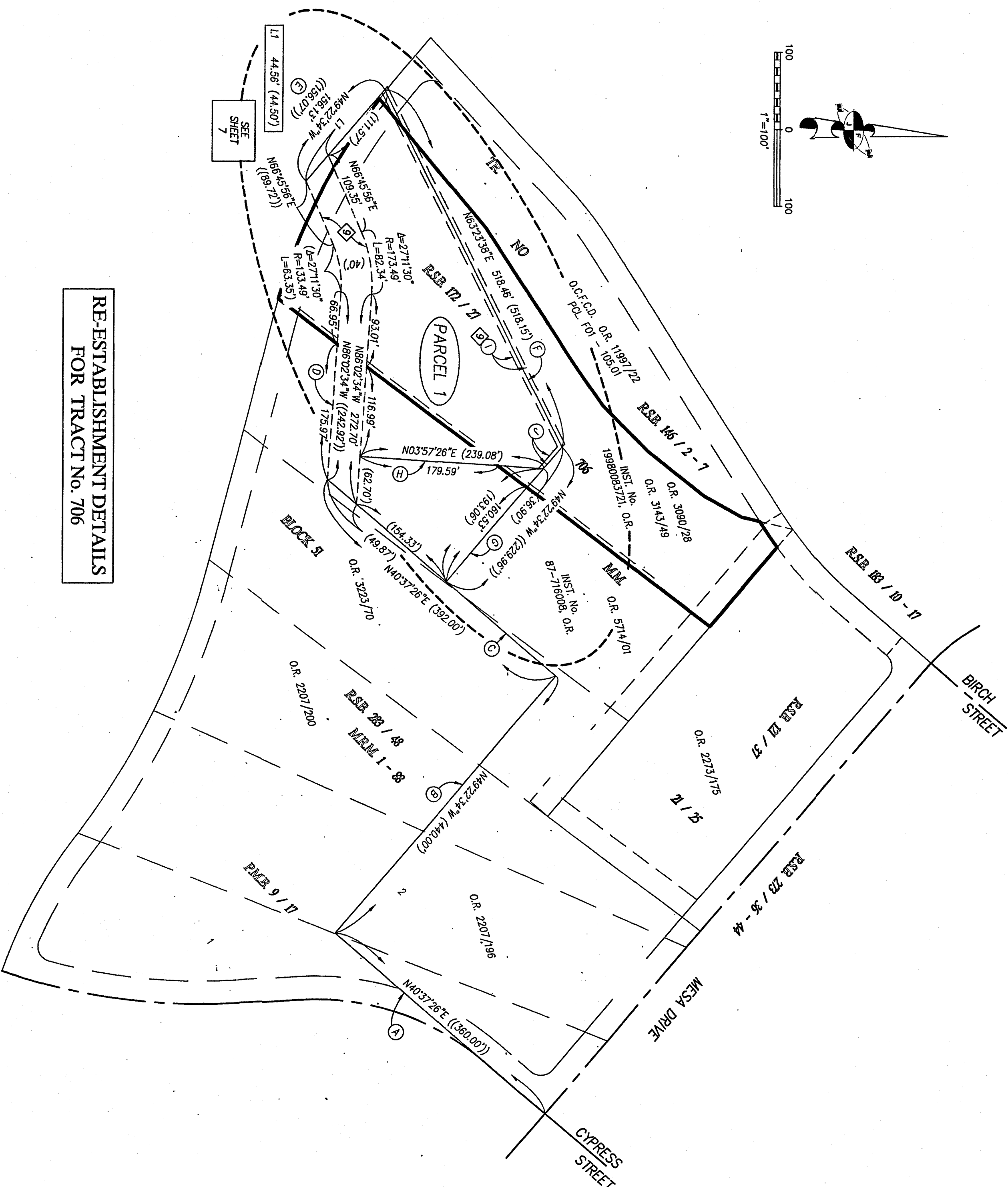
DETAIL 10



SHEET 6 OF 7
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RE-ESTABLISHMENT DETAILS
FOR TRACT NO. 706

RE-ESTABLISHMENT NOTES FOR PUBLIC UTILITY
EASEMENTS AND BAYVIEW DRIVE PER TRACT NO. 706

- LOTS REFERENCED IN THE FOLLOWING NOTES ARE ALL OF TRACT No. 706, "HARBOR VIEW ADDITION TO SANTA ANA HEIGHTS" AS PER THE MAP RECORDED IN BOOK 25, PAGE 21, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.
- DATA SHOWN IN THIS DETAIL AS (xxx) REPRESENTS RECORD DATA PER SAID MAP DATA SHOWN IN THIS DETAIL AS ((xxx)) REPRESENTS DATA CALCULATED PER RECORD DATA PER SAID MAP
- COURSES LABELED HEREON WERE CALCULATED BY HOLDING THE RECORD ANGULAR RELATIONSHIP PER SAID MAP, ORIGINATING AT THE CENTERLINE INTERSECTION OF MESA DRIVE AND CYPRESS STREET, AS RE-ESTABLISHED HEREIN.
- (A) SOUTHEASTERLY LINE, LOT 116
 - (B) SOUTHWESTERLY LINE OF LOTS 116 - 119
 - (C) SOUTHEASTERLY LINE OF LOTS 112, 114, & 115 AND THE EASTERLY TERMINUS OF BAYVIEW DRIVE
 - (D) PORTION OF THE SOUTHERLY LINE OF SAID MAP, AND WHAT WOULD HAVE BEEN THE CENTERLINE OF BAYVIEW DRIVE, AS SHOWN ON SAID MAP
 - (E) SOUTHWESTERLY LINE OF LOT 105 AND THE SOUTHWESTERLY TERMINUS OF BAYVIEW DRIVE
 - (F) REAR LINE COMMON TO LOTS 104 THROUGH 113
 - (G) NORTHWESTERLY LINE OF LOTS 111 & 112
 - (H) WESTERLY LINE OF LOT 112
 - (I) 10 FOOT WIDE EASEMENT, LYING 5 FEET ON EACH SIDE OF HEREIN DESCRIBED LINE 'F', RESERVED ON SAID MAP FOR PUBLIC UTILITY PURPOSES
 - (J) 5 FOOT WIDE EASEMENT, LYING SOUTHWESTERLY OF HEREIN DESCRIBED LINE 'G', FALLING WITHIN LOT 111

SHEET INDEX

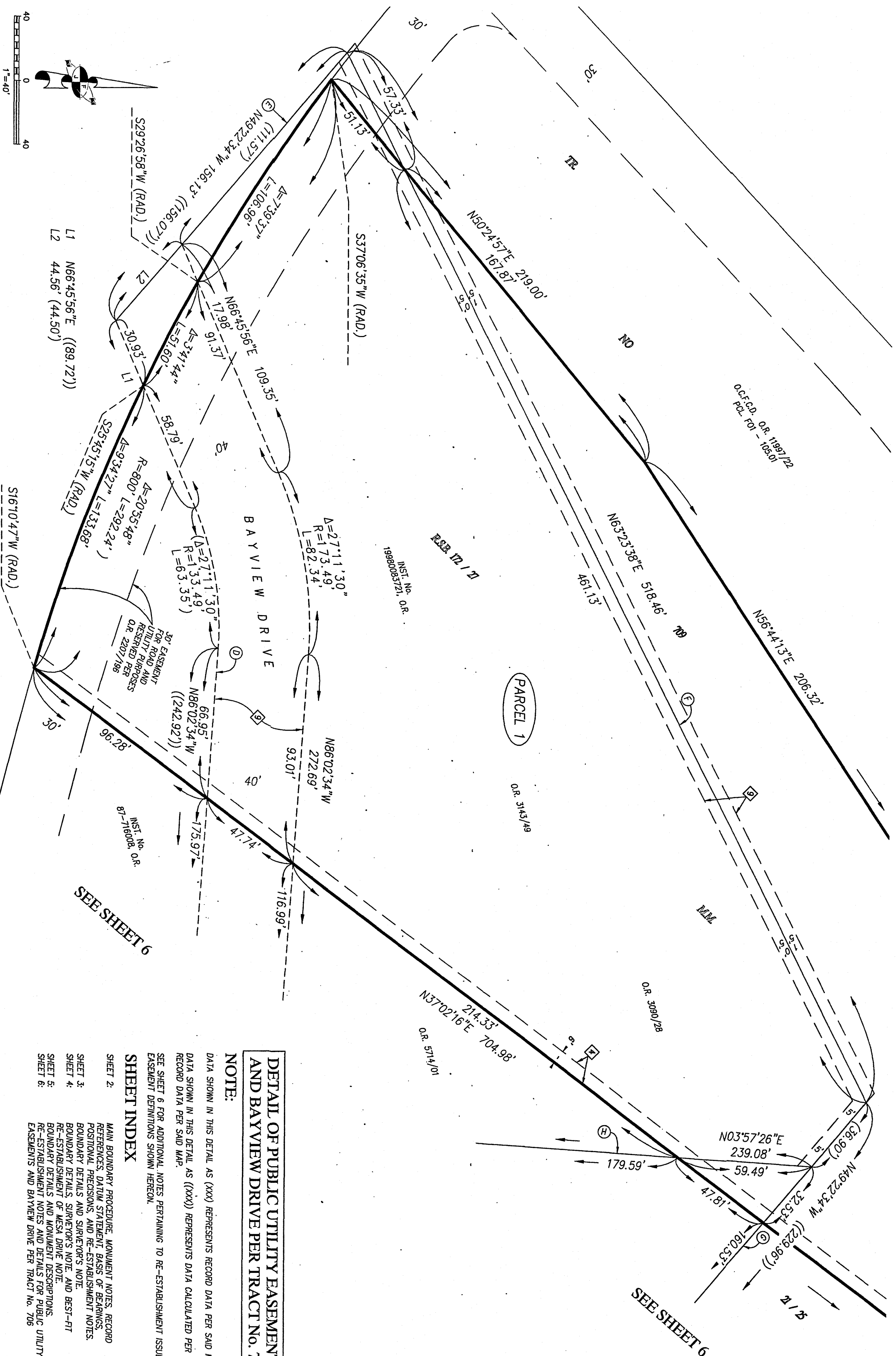
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- SHEET 5: BOUNDARY DETAILS AND MONUMENT DESCRIPTIONS, RE-ESTABLISHMENT NOTES AND DETAILS FOR PUBLIC UTILITY EASEMENTS AND BAYVIEW DRIVE PER TRACT No. 706
- SHEET 7: SEE SHEET 7

DUPLICATE

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SURVEY DATE: JUNE 17th & 20th, 2016
JOHNSON-FRANK & ASSOCIATES, INC. ANTHONY C. CIOMO, P.L.S. 6042



DETAIL OF PUBLIC UTILITY EASEMENTS AND BAYVIEW DRIVE PER TRACT NO. 706

NOTE:

DATA SHOWN IN THIS DETAIL AS (XXX) REPRESENTS RECORD DATA PER SAID MAP.
DATA SHOWN IN THIS DETAIL AS (XXXX) REPRESENTS DATA CALCULATED PER
RECORD DATA PER SAID MAP.
SEE SHEET 6 FOR ADDITIONAL NOTES PERTAINING TO RE-ESTABLISHMENT ISSUES AND
EASEMENT DEFINITIONS SHOWN HEREON.

SHEET INDEX

SHEET 2:	MAIN BOUNDARY PROCEDURE, MONUMENT NOTES, RECORD
SHEET 3:	POSITIONAL PRECISIONS, AND RE-ESTABLISHMENT NOTES.
SHEET 4:	BOUNDARY DETAILS AND SURVEYOR'S NOTE.
SHEET 5:	RE-ESTABLISHMENT OF MESA DRIVE NOTE.
SHEET 6:	BOUNDARY DETAILS AND MONUMENT DESCRIPTIONS, RE-ESTABLISHMENT NOTES AND DETAILS FOR PUBLIC UTILITY EASEMENTS AND BAYVIEW DRIVE PER TRACT NO. 706